



**4417, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2180634



\$350,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	802 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Is this THE BEST TOP FLOOR UNIT with TWO TITLED, UNDERGROUND PARKING SPACES in all of Copperfield?! Attention first-time home buyers and investors! Why keep paying rent when you can MOVE IN THIS YEAR and start 2025 fresh, building equity immediately?! Welcome to Copperfield Park III in the very heart of SE Calgary. Forget about having to update and upgrade an old apartment unit for months on end and enjoy —from the moment you move in— this very tasteful, open-floor plan layout, combining both a bright living room (with ample space beside for your dining table) with a gorgeous kitchen, replete with Stainless Steel appliances, including a very large, double door MAYTAG fridge. This unit also boasts two large, bright bedrooms, each supplied with their own walkthrough closet and ensuite bathroom for maximum privacy and, independence, and perfect for long term ownership. Did we mention the ATTRACTIVE LOW CONDO FEES that include just about everything except electricity and internet/cable; and that, subject to board approval, this is also a PET FRIENDLY condominium?! Make the decision to move to Copperfield and enjoy all the perks of living here: green spaces, water features, and walking paths directly across the street; immediate access to Stoney Trail within minutes for all your commuting needs; schools for the kids but a short drive away, as well as all amenities and services nearby. This unit is turnkey and ideal for investors, a couple, or even perhaps a young family —all that it is missing is for you to move in. Top-floor units with two parking stalls rarely come on the market, and even less so when both stalls are titled, heated, and underground. Book a showing with your Realtor of choice today!